



# THE POPPIES

*Llay*



# A Strong Local Identity



**SG ESTATES**

AWARD WINNING HOUSING DEVELOPER



The SG Estates Management team, under the leadership of Steve Griffin, proudly possesses over four decades of award-winning expertise in house building. This year marks SG Estates 20th anniversary, a milestone they celebrate with pride.

Established in 2004, SG Estates embarked on its journey by constructing its first site of six executive properties in Rhosrobin, Wrexham. Since then, we have expanded our endeavors to encompass various locations within the Wrexham Area and, more recently, ventured into Llangollen. Notably, Manor Gardens in Rhostyllen stands as our largest development to date, featuring 223 new homes.

In 2014, SG Estates transitioned into a true family enterprise with the addition of Steve's sons, James and Daniel, to the company. Both sons have since advanced to the position of site managers. As a forward-thinking family business, we are dedicated to crafting well-appointed homes built to the highest standards of award-winning quality and finish. Each residence is meticulously tailored to meet your needs, reflecting our commitment to excellence.

“Quite simply, if it doesn't take your breath away, it's not an SG home”.

[www.sgestates.co.uk](http://www.sgestates.co.uk)

Telephone:

**01978 263169**



# Welcome to

## "The Poppies" – A Charming Residential Development in the Heart of Llay Village.

Nestled within the picturesque village of Llay, "The Poppies" presents an exquisite collection of modern homes, combining contemporary design with the tranquillity of village living. This thoughtfully planned development offers a variety of housing options, including two, three, and four-bedroom homes, providing an ideal setting for families and individuals seeking comfort and convenience.

**Elegance:** "The Poppies" boasts a harmonious blend of styles, while incorporating modern aesthetics. Each residence is designed with attention to detail, featuring high-quality materials, with well designed layouts, that invite natural light, creating a warm and inviting atmosphere.

**Variety of Home Designs:** Discover the perfect home for your lifestyle with a range of options. Choose from cosy two-bedroom homes ideal for young professionals or couples, spacious three-bedroom homes perfect for growing families, or luxurious four-bedroom residences for those seeking extra space and versatility.



**Modern Amenities:** Each home is equipped with modern amenities and energy-efficient features, ensuring a comfortable and sustainable living experience. Kitchens are fitted with built in appliances. The development also includes designated parking areas for the residents' convenience.

**Community Living:** "The Poppies" holds a strong sense of community. Nearby local amenities, including Welsh & English medium schools, shops, and the popular Alyn Waters Country Park enhancing the overall quality of life.

**Convenient Location:** Located in the heart of Llay, the development provides easy access to major transportation routes, connecting residents to nearby towns and cities. Llay's charm, combined with the convenience of urban amenities, makes "The Poppies" an ideal place to call home.

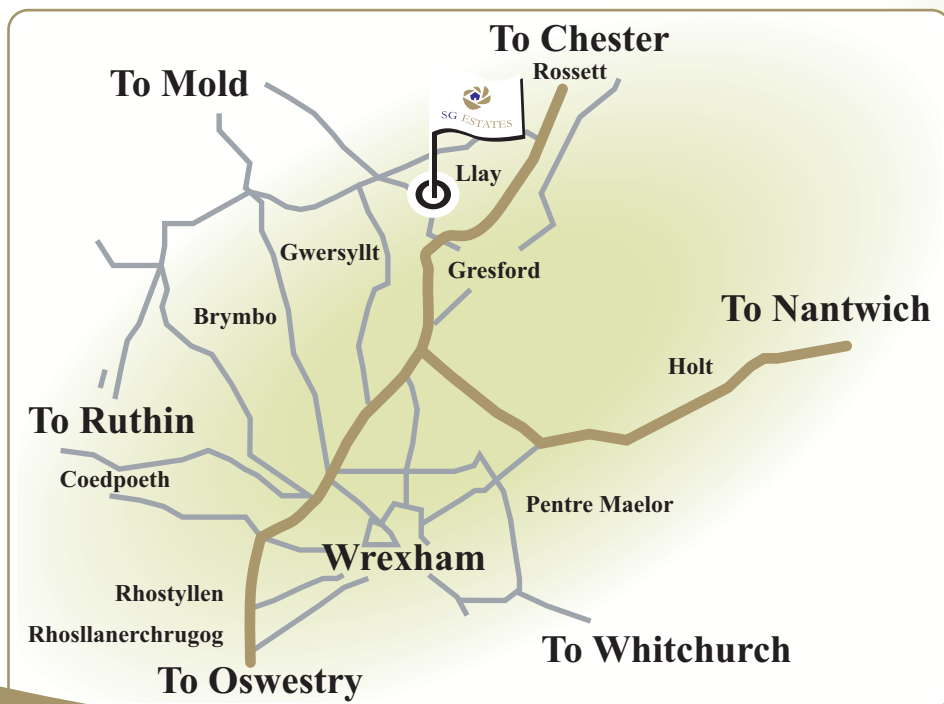
Embrace a lifestyle of comfort, elegance, and community at "The Poppies" where the charm of village living meets modern sophistication.

Your dream home awaits in the heart of Llay.



# Directions











Exit the A483 towards Llay, at the roundabout, turn left. Continue along this road, upon reaching the traffic lights by Aldi, continue straight on. On reaching the next roundabout, take the second exit onto Llay New Road, signposted for Bradley. Continue along this road where you will go past two zebra crossings and shortly after the second zebra crossing you will see the British Legion on your right. Turn right into Watts Dyke, where the development will be seen on your left hand side.





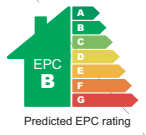
# Site Plan

A prestigious development of 2, 3 & 4 bedroom homes

-  **Alyn (Affordable)**  
2 bedroom home
-  **Nant (Affordable)**  
3 bedroom home
-  **Nant**  
3 bedroom home
-  **Dee**  
3 bedroom home
-  **Acton**  
3 bedroom home
-  **Clwyd**  
3 bedroom home
-  **Bellevue**  
4 bedroom home
-  **Bersham**  
4 bedroom home
-  **Burton**  
4 bedroom home
-  **RV** Rendered Version



SG Estates  
The Poppies  
Watts Dyke  
Llay  
Wrexham  
LL12 0RL





**The Alyn**  
2 Bedroom Terrace/  
Semi-Detached Home



**The Nant**  
3 Bedroom Terrace/  
Semi-Detached Home



**The Dee**  
3 Bedroom Terrace/  
Semi-Detached Home



**The Acton**  
3 Bedroom Terrace/  
Semi-Detached Home



# THE POPPIES

*Layer*



**The Clwyd**  
3 Bedroom Detached Home



**The Bellevue**  
4 Bedroom Detached Home



**The Bersham**  
4 Bedroom Detached Home



**The Burton**  
4 Bedroom Detached Home



# The Alyn

## 2 Bedroom Terrace/Semi-Detached Home

This outstanding two-bedroom residence is ideal for first-time buyers and small families alike. Upon entry, the hallway seamlessly flows into the spacious lounge. An additional door leads to the inner hallway, providing access to the ground floor WC and extending into the kitchen/dining room, which features French doors opening to the rear garden. Upstairs, two generously sized bedrooms await, each adorned with delightful large windows and sharing a family bathroom.



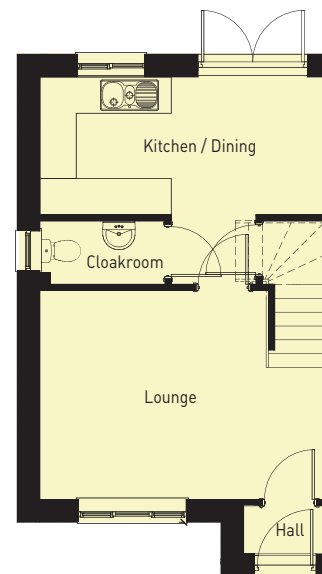
### Room Sizes

#### GROUND FLOOR

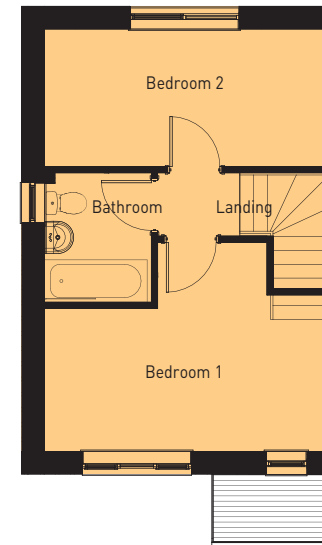
	<i>imperial</i>	<i>metric</i>
Lounge	15' 8" x 11' 5"	4.78m x 3.50m
Kitchen/Dining	7' 7" x 15' 8"	2.32m x 4.78m
Cloakroom	2' 11" x 6' 10"	0.91m x 2.10m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	15' 8" x 7' 10"	4.78m x 2.40m
Bedroom Two	18' 8" x 7' 7"	4.78m x 2.31m
Bathroom	5' 10" x 7' 1"	1.80m x 2.17m



GROUND FLOOR



FIRST FLOOR



# The Nant

## 3 Bedroom Terrace/Semi-Detached Home

An impressive three-bedroom residence, featuring a spacious kitchen/dining room situated at the front of the property, complete with access to the ground floor WC. Continuing through, another door leads to the generously sized lounge, highlighted by centrally positioned French doors opening onto the rear garden. Stairs lead to the first-floor landing, granting access to the three bedrooms and a family bathroom. The master bedroom, positioned at the rear of the property, offers a delightful view of the garden and includes the added luxury of an en-suite shower.



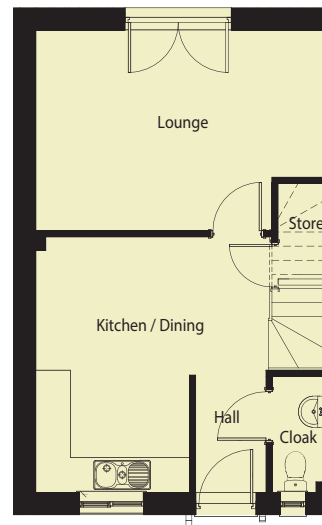
### Room Sizes

#### GROUND FLOOR

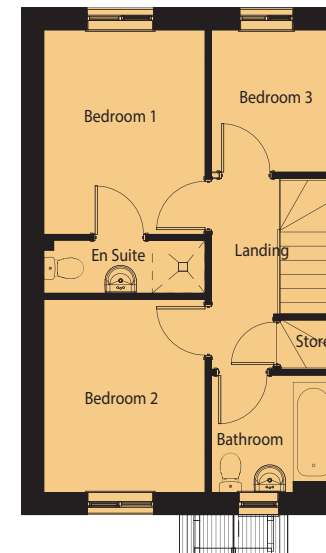
	<i>imperial</i>	<i>metric</i>
Cloakroom	3'1" x 6'7"	0.96m x 2.02m
Kitchen/Dining	9'1" x 14'5"	3.89m x 4.40m
Lounge	14'1" x 10'	5m x 3.46m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	11'6" x 9'2"	3.52m x 2.79m
Bedroom Two	10'11" x 9'2"	3.33m x 2.79m
Bedroom Three	8'1" x 6'11"	2.46m x 2.13m
Bathroom	6'8" x 6'11"	2.04m x 2.13m



GROUND FLOOR



FIRST FLOOR





# The Dee

## 3 Bedroom Terrace/Semi-Detached Home

This charming family residence provides spacious accommodation, starting with a welcoming hallway featuring a convenient ground floor WC and a generously sized lounge located at the front of the house. Towards the rear, you'll find the delightful open-plan kitchen/dining room with French doors leading off the dining area. Stairs rise to the first-floor landing, granting access to three bedrooms and a family bathroom. The master bedroom is positioned at the rear of the home, offering views over the rear garden and boasting the additional luxury of an en-suite shower room.



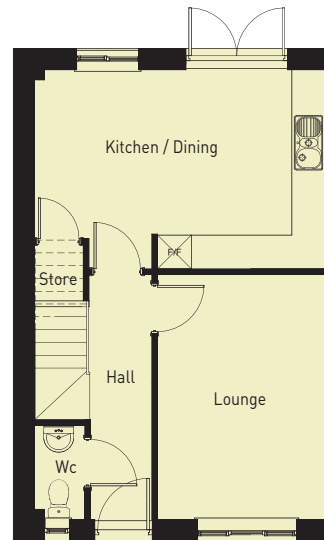
### Room Sizes

#### GROUND FLOOR

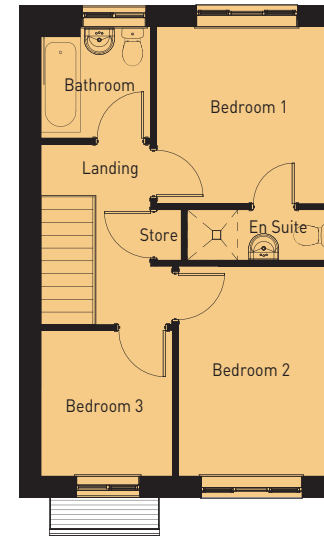
	<i>imperial</i>	<i>metric</i>
Hall	3'8" x 14'5"	1.14m x 4.40m
Cloakroom	3' x 5'7"	0.93m x 1.71m
Lounge	9'10" x 14'5"	3.02m x 4.40m
Kitchen/Dining	11'8" x 16'10"max	3.58m x 5.15m max

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	10'4" x 10'5"	3.15m x 3.19m
Ensuite	8'6" x 3'	2.61m x 0.93m
Bedroom Two	9'1" x 12'4"	2.77m x 3.78m
Bedroom Three	8'7" x 7'9"	2.63m x 2.38m
Bathroom	6'7" x 6'6"	2.02m x 1.99m



GROUND FLOOR



FIRST FLOOR



# The Acton



## 3 Bedroom Terrace/Semi-Detached Home

A splendid three-bedroom residence, boasting spacious accommodation spread across two floors. Upon entry, a welcoming hallway has doors leading to the ground floor WC and onwards to the delightful kitchen/dining room, positioned at the front of the house. Towards the rear of the property, you'll discover the inviting living room, generously sized and flooded with natural light thanks to French doors and a window overlooking the rear garden. Stairs rise to the first-floor landing, granting access to the three bedrooms and family bathroom. The master bedroom, situated at the rear of the property, offers a charming view of the rear garden and further indulges in the luxury of an en-suite shower room.

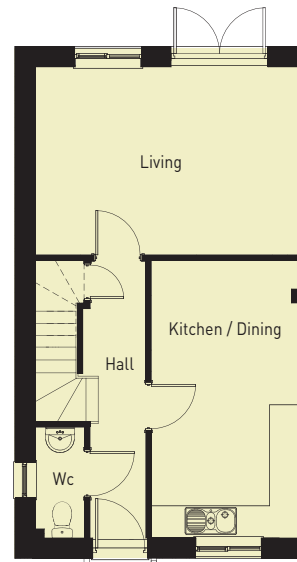
### Room Sizes

#### GROUND FLOOR

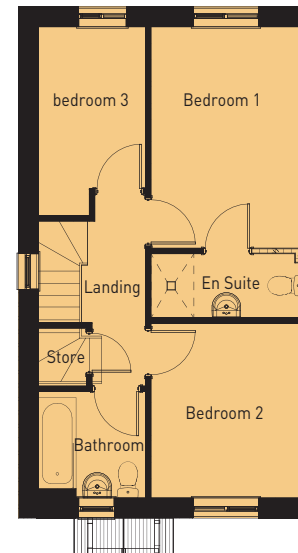
	<i>imperial</i>	<i>metric</i>
Hallway	3' 5" x 17' 1"	1.06m x 5.22m
Cloakroom	6' 10" x 3' 1"	2.10m x 0.95m
Kitchen/Dining	9' 3" x 17' 1"	2.82m x 5.22m
Living Room	16' 4" x 11' 7"	5m x 3.55m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	9' 5" x 13' 8"	2.89m x 4.17m
En-Suite	9' 5" x 4'	2.89m x 1.23m
Bedroom Two	9' 5" x 10' 9"	2.89m x 3.29m
Bedroom Three	11' 8" x 6' 7"	3.56m x 2.03m
Bathroom	6' 7" x 6' 7"	2.02m x 2.03m



GROUND FLOOR



FIRST FLOOR



# The Clwyd

## 3 Bedroom Detached Home

A charming family residence, complete with an integral garage and spacious accommodation spread over two floors. Upon entry, the hallway grants access to the generous sitting room, situated at the front of the house, with an additional door leading to the delightful open-plan kitchen/dining area. French doors from the dining area offer access to the rear garden. Adjacent to the dining area, you'll find access to the practical utility area and WC. Moving to the first floor, there are three bedrooms and a family bathroom. The generously sized master bedroom features a walk-in wardrobe with access to the en-suite shower room.



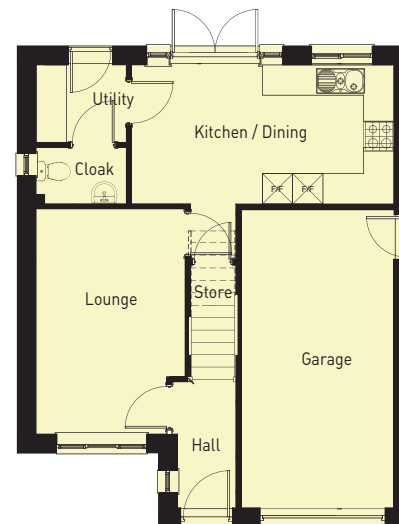
### Room Sizes

#### GROUND FLOOR

	<i>imperial</i>	<i>metric</i>
Lounge	9'10" x 14'9"	2.99m x 4.51m
Kitchen/Dining	17'2" x 9'2"	5.25m x 2.80m
Utility	5'1" x 5'11"	1.57m x 1.82m
Cloakroom	3'8" x 5'11"	1.14m x 1.82m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	16'6" x 10'1"	5.05m x 3.09m
Walk-in Wardrobe	7'4" x 5'10"	2.25m x 1.79m
En-suite	4' x 7'4"	1.23m x 2.25m
Bedroom Two	13' x 12'11"	3.98m x 3.94m
Bedroom Three	6'2" x 11'	1.89m x 3.36m
Bathroom	6'7" x 6'3"	2.01m x 1.91m



GROUND FLOOR



FIRST FLOOR



# The Bellevue



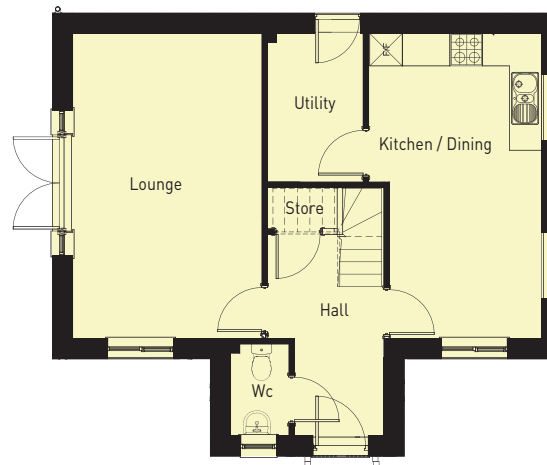
## 4 Bedroom Detached Home

An inviting double-fronted 4-bedroom detached family home. A welcoming hallway provides access to a convenient ground floor WC and leads into the spacious lounge, featuring a front window and French doors opening onto the side garden. Adjacent to the lounge, another door leads to the delightful open-plan kitchen/dining area, with the kitchen overlooking the rear garden and offering access to a practical utility room with a door to the driveway. Ascend the turning staircase from the hallway to reach the first floor, where you'll find doors leading to the four bedrooms and a family bathroom. The master bedroom is generously sized and boasts the luxury of an en-suite shower room.

### Room Sizes

<b>GROUND FLOOR</b>	<i>imperial</i>	<i>metric</i>
Lounge	18'7" x 11'7"	5.69m x 3.54m
Kitchen/Dining	9'4" x 18'7"	2.85m x 5.69m
Utility	5'10" x 9'1"	1.80m x 2.78m

<b>FIRST FLOOR</b>	<i>imperial</i>	<i>metric</i>
Bedroom One	15' x 9'4"	4.58m x 2.86m
Ensuite	9'4" x 3'5"	2.86m x 1.04m
Bedroom Two	9'5" x 9'7"	2.88m x 2.93m
Bedroom Three	11'8" x 8'2"	3.56m x 2.51m
Bedroom Four	6'5" x 10'2"	1.97m x 3.10m
Bathroom	5'8" x 7'1"	1.74m x 2.16m



**GROUND FLOOR**



**FIRST FLOOR**



# The Bersham



## 4 Bedroom Detached Home

A fine example of a superb four-bedroom detached family home, providing spacious accommodation across two floors, complemented by the convenience of an integral garage. Upon entry, a welcoming hallway grants access to a practical ground floor WC, with an additional door leading to the generous lounge featuring a box bay window to the front. At the end of the hallway, you'll find the entrance to the delightful open-plan kitchen/dining area, complete with French doors off the kitchen area and a window overlooking the rear garden. Adjacent to the dining area, a useful utility room awaits, offering access to the rear garden.

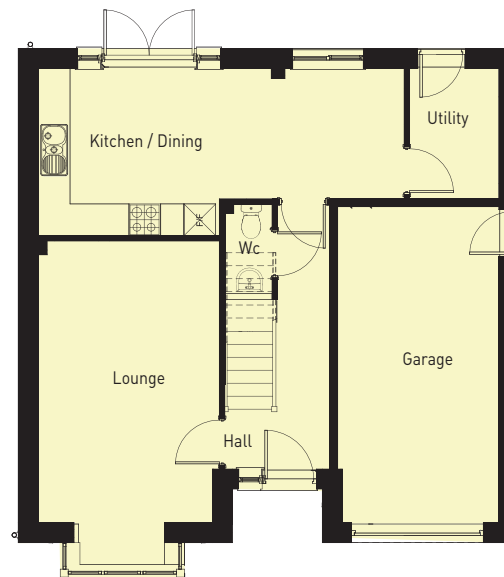
### Room Sizes

#### GROUND FLOOR

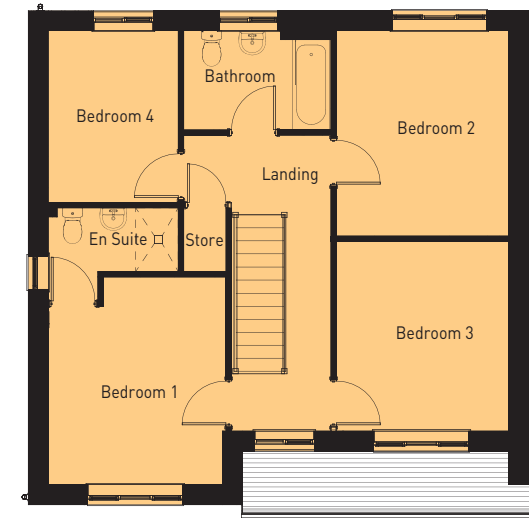
	<i>imperial</i>	<i>metric</i>
Lounge	17'6" x 11'3"	5.35m x 3.45m
Kitchen/Dining	22'9" x 10'5"	6.94m x 3.19m
Utility	5'7" x 8'2"	1.71m x 2.51m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	10'11" x 12'11"	3.33m x 3.95m
Ensuite	4' x 8'2"	1.23m x 2.49m
Bedroom Two	12'10" x 10'9"	3.91m x 3.28m
Bedroom Three	11'10" x 10'9"	3.61m x 3.28m
Bedroom Four	10'9" x 8'2"	3.28m x 2.49m
Bathroom	9'2" x 6'3"	2.80m x 1.91m



GROUND FLOOR



FIRST FLOOR



# The Burton



## 4 Bedroom Detached Home

A delightful 4-bedroom detached family home, providing spacious accommodation across two floors. Upon entry, the charming entrance hall has turning staircase leading to the first-floor landing, granting access to the ground floor WC and further into the inviting living room, which boasts a lovely box bay window to the front. Another door from the hallway leads to the generous kitchen/dining room, featuring French doors opening onto the rear garden. Upstairs, you'll find four bedrooms and a family bathroom. The master bedroom includes the luxury of an en-suite shower room along with a walk-in wardrobe.

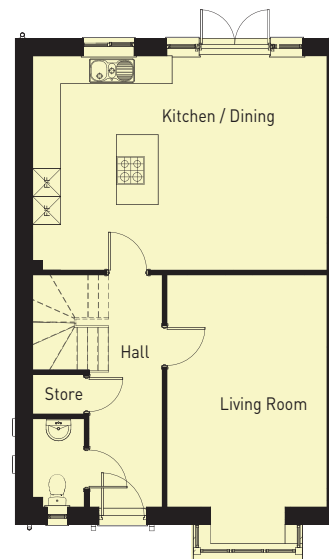
### Room Sizes

#### GROUND FLOOR

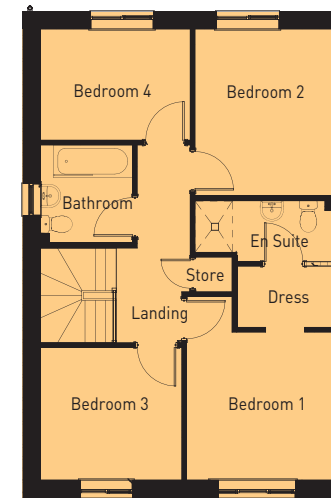
	<i>imperial</i>	<i>metric</i>
Hallway	16'5" x 5'3"	5.02m x 1.60m
Living Room	16'5" x 11'4"	5.02m x 3.47m
Kitchen/Dining	20'10" x 15'3"	6.37m x 4.64m
Cloakroom	3'8" x 6'4"	1.14m x 1.93m

#### FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	10'6" x 10'	3.21m x 3.07m
Dressing	4'4" x 6'11"	1.34m x 2.13m
En-Suite	9'10" x 4'4"	3.03m x 1.33m
Bedroom Two	11'10" x 9'10"	3.62m x 3.03m
Bedroom Three	10' x 9'5"	3.07m x 2.88m
Bedroom Four	11'7" x 7'11"	3.25m x 2.42m
Bathroom	7' x 6'7"	2.14m x 2.01m



GROUND FLOOR



FIRST FLOOR



# Specifications

## INTERNAL FEATURES

- Internal walls painted in Almond White
- Internal white panelled doors with polished chrome effect door furniture
- Smooth skimmed ceiling
- Staircase to be painted white
- Wiring for satellite TV (Sky compatible)
- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- Broadband ultra fast network fibre to the premises (FTTP)

## EXTERNAL FEATURES

- Sealed double glazed white UPVC windows with French doors fitted
- High security insulated front and rear doors
- External light to front and rear entrance
- Up and over garage door (where applicable)
- Patio and pathways to be concrete paving flags
- Turf and landscaping to front garage
- Rear garden to be soiled and rotovated.
- Driveways to be tarmac
- EV Charger
- All shared drives and parking areas to be tarmac

## KITCHEN

- Choice of kitchen from our range
- Choice of co-ordinating laminate worktops (quartz available as an upgrade)
- Stainless steel sink fitted
- LED downlights to kitchen area only (excluding dining/family area)

## APPLIANCES

- Built in oven
- Built in induction hob
- Integrated fridge freezer
- Integrated dishwasher (in 4 bed and above)
- Stainless steel 1.5 bowl sink and drainer unit

## BATHROOM & EN-SUITE

- White bathroom suite
- Pressurised mixer shower to en-suite (where applicable)
- Electric shower to any additional en-suites
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles
- LED downlights to all bathrooms and en-suites

## ENERGY SAVING FEATURES

- Air source heat pump
- Low energy light fittings throughout

## SAFETY AND SECURITY

- High security external doors and lockable windows
- Interconnected smoke detectors
- Fire sprinkler system
- 6ft high fencing to rear garden

## WARRANTIES

- SG Estates Warranty  
2 year warranty from SG Estates
- Structural Warranty  
10 year NHBC Structural Warranty.

**CONSUMER CODE FOR HOME BUILDERS**  
www.consumercode.co.uk

Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Office during working hours and customers must check their individual specifications prior to making a reservation.

SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their accuracy or fit for purpose. Materials used may differ from plot to plot, including render and roof tile colours.

**Please speak to your Sales Executive for further details.**

## Trustgreen

As one of the UK's market leaders in open space management, Trustgreen has been appointed by SG Estates to maintain areas of grass, soft and hard landscaping, trees, hedgerows, footpaths, cycleways and shared driveways not covered by the local authority. Trustgreen provides a year-round service designed to ensure the long-term attractiveness of your development.

To deliver this service Trustgreen will charge each homeowner an equal share of the annual management cost, known as the annual management fee.

